

BEFORE THE BOARD OF COUNTY COMMISSIONERS  
FOR MULTNOMAH COUNTY, OREGON

**RESOLUTION NO. 06-175**

Declaring a Portion of the Martha Washington Building Located at 1115 SW 11th Avenue, Portland, Oregon, as Surplus Property and Approving a Lease Amendment with Janus Youth Programs, Inc.

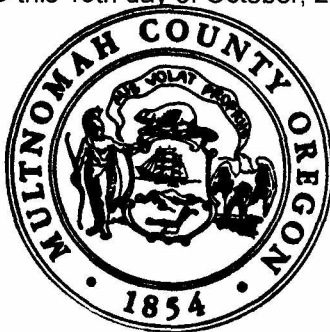
**The Multnomah County Board of Commissioners Finds:**

- a. Multnomah County previously issued a Lease Agreement ("Agreement") to Janus Youth Programs, Inc. ("Janus") for a portion of the Martha Washington Building located at 1115 SW 11th Avenue, Portland, Oregon ("Property"). The Property is more particularly described in Agreement.
- b. The Agreement provided for the Property to serve as the interim site for the homeless youth shelter operated by Janus and was issued as a Short Term Use Permit.
- c. Under the Short Term Use Permit authority granted the Chair under Resolution 05-182, (which applied to the Agreement) the term of any permit is limited to ninety (90) days. The Agreement expires October 27, 2006.
- d. Janus executed a lease for a permanent site at another location in June 2006. Janus anticipates that it will take occupancy at the new location in November 2006. Janus will undertake extensive tenant improvements and plans to relocate from the Martha Washington Building to the permanent site in the first quarter of 2007.
- e. It is in the best interests of the County to extend the term of the Agreement on the terms and conditions set forth in the attached Lease Amendment.

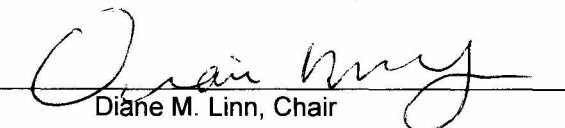
**The Multnomah County Board of Commissioners Resolves:**

1. The Property is declared to be surplus for the term of Agreement as extended by the proposed Lease Amendment.
2. A Lease Amendment substantially in the form attached to this Resolution is approved and the Chair is authorized to execute such an Amendment.
3. The Chair is authorized to execute renewals of the Agreement and to execute amendments to the Agreement without further Board action.

ADOPTED this 19th day of October, 2006.



BOARD OF COUNTY COMMISSIONERS  
FOR MULTNOMAH COUNTY, OREGON

  
Diane M. Linn, Chair

REVIEWED:

AGNES SOWLE, COUNTY ATTORNEY  
FOR MULTNOMAH COUNTY, OREGON

By   
Matthew O. Ryan, Assistant County Attorney

## FIRST AMENDMENT TO LEASE

Between: Multnomah County, Oregon ("Lessor")  
Facilities and Property Management  
401 N. Dixon Street  
Portland, Oregon 97227

And: Janus Youth Programs, Inc. ("Lessee")  
707 NE Couch Street  
Portland, Oregon 97214

By a Lease commencing July 29, 2006, Lessee leased from Lessor approximately 19,000 square feet of useable space in the Basement and First Floors of the Martha Washington Building, 1115 SW 11th Aveune, Portland Oregon. The parties agree to amend the Lease as follows:

### A. Amended Terms and Conditions:

1. **Lease Page 1, Section 1.1, "Original Term"** is amended by the deletion of the existing text, which is replaced as follows: "This lease shall commence July 29, 2006 and shall continue through March 27, 2007, unless sooner terminated as hereinafter provided."

### B. Remainder of Agreement

Except as expressly amended herein, all other terms and conditions of the Lease shall remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the respective dates set opposite their signatures below, but this Agreement on behalf of such party shall be deemed to have been dated as of the date first above written.

Lessor:  
Multnomah County, Oregon

Lessee:  
Janus Youth Programs, Inc.

By: Diane M. Linn,  
Chair

By: Dennis Morrow,  
Executive Director

Reviewed:

\_\_\_\_\_  
Matthew O. Ryan,  
Assistant County Attorney

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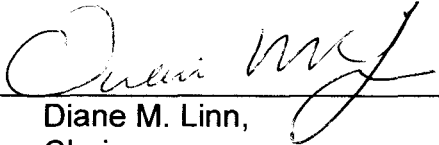
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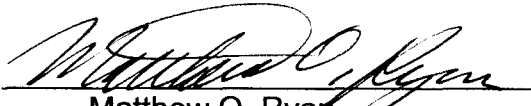
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Reviewed:

  
Matthew O. Ryan,  
Assistant County Attorney